



2 Jade Court Taverners Way

Hoddesdon EN11 8UY

Price **£259,950**



KIRBY COLLETTI are pleased to offer this Chain Free TWO BEDROOM TOP FLOOR APARTMENT situated in the heart of Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Barclay Park open countryside and within a mile to Broxbourne Railway Stations.

The property benefits from Lounge with Juliette Balcony, Security Entry Phone System, uPVC Double Glazing, Kitchen with Integrated Appliances, En-Suite Shower Room to Bedroom Two, Bathroom/W.C. Allocated Parking and option to purchase a share of the Freehold.



Accommodation

Communal entrance door via entry phone system to communal entrance with stairs to first and second floor landing. Front door to:

Entrance Hall

13'10" x 3'7" (4.22m" x 1.09m")

Wall mounted entry phone system. Wall mounted fuse box. Door to:

Lounge

13'5" x 9'11" (4.09m" x 3.02m")

Front aspect uPVC double glazed casement door with Juliette balcony. Television aerial point. Wall mounted storage heater. Recessed spotlights. Coved ceiling.

Kitchen

9'8" x 7'7" (2.95m" x 2.31m")

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Granite work surfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in electric oven. Integrated appliances including washing machine, dishwasher, fridge/freezer and microwave. Coved ceiling. Recessed spotlights.

Bedroom One

13'5" x 10'5" (4.09m" x 3.18m")

Front aspect uPVC double glazed window. Wall mounted electric panelled heater. Coved ceiling. Recessed spotlights.

Bedroom Two

9'8" x 8'9" (2.95m" x 2.67m")

Rear aspect uPVC double glazed window. Wall mounted electric panelled radiator. Door to:

En- Suite Shower Room

6'5" x 6'5" (1.96m" x 1.96m")

White suite comprising fully tiled shower cubicle. Low level W.C. Wall hung wash hand basin. Heated towel rail. Partly tiled walls. Airing cupboard. Tiled floor.

Bathroom

6'9" x 6'5" (2.06m" x 1.96m")

White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower and shower screen. Partly tiled walls. Heated towel rail. Coved ceiling. Recessed spotlights. Extractor fan.

Exterior

Parking space. Dustbin storage area.

Agent Note

125 year lease from 2007.

Service Charge £1,100 Per Annum.

Ground Rent £250 Per Annum.

Option to purchase share of freehold at a cost of £4,000.

Road Map



Hybrid Map

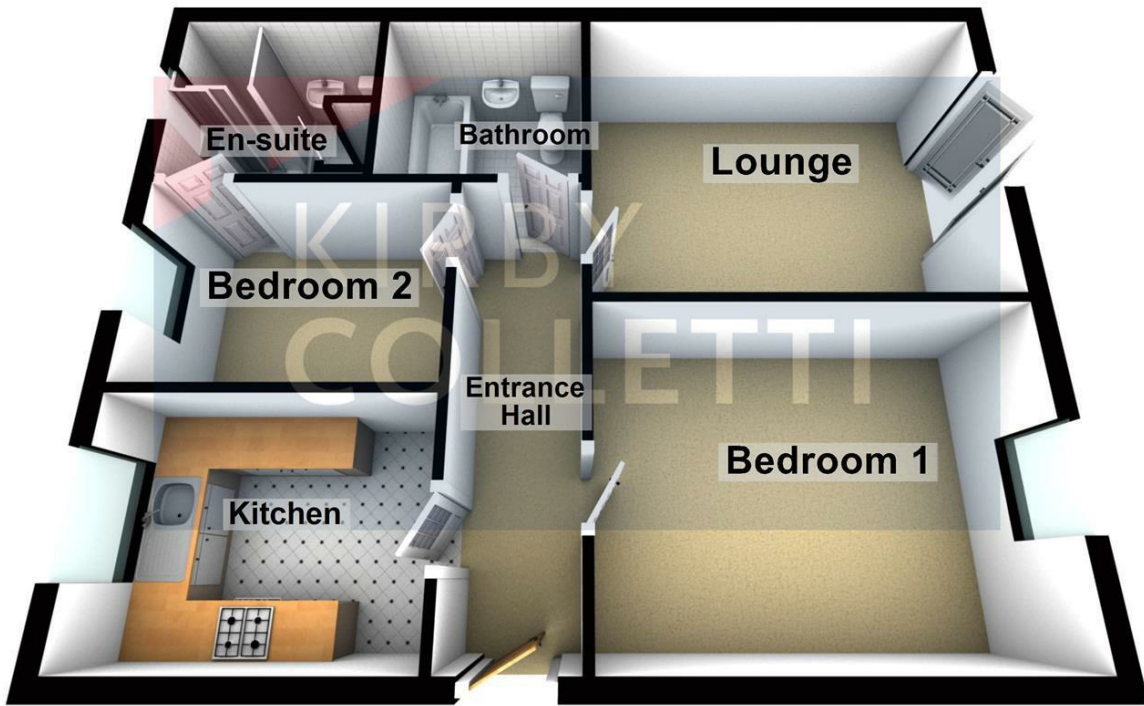


Terrain Map



Floor Plan

Second Floor

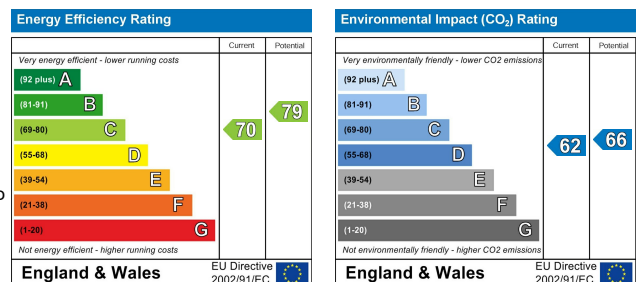


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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